

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, DECEMBER 14, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ronald W. Koch, Sully District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
John M. Palatiello, Hunter Mill District
Linda Q. Smyth, Providence District

ABSENT: Janet R. Hall, Mason District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:40 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Smyth announced her intent to defer the public hearing on PCA-84-D-049-3 and FDPA-84-D-049-4, Glenwood Aviation, Inc., from January 11, 2001 to a date certain of February 22, 2001.

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Commissioner Harsel noted for the record that the deadline date for FS-B00-89, XM Satellite, 7920 Woodruff Court, had been extended to January 31, 2001.

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Chairman Murphy noted that according to facts provided to him by staff, the Planning Commission had held 66 public hearings, with 541 speakers, made 414 recommendations and held 24 committee meetings in the year 2000.

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Chairman Murphy paid a warm tribute to Commissioner Judith Downer noting that it was her last night to serve on the Planning Commission. He said he held a deep respect for her and that she had provided dedicated service to the citizens of the Dranesville District and

of Fairfax County with patience and fairness. He said she would be deeply missed by all. Her fellow Commissioners joined Chairman Murphy in bidding her a fond farewell.

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Chairman Murphy also paid tribute to Mr. Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, who had accepted a position with the Maryland National Capital Parks and Planning Commission. He said Mr. Russ had consistently demonstrated the utmost professionalism in his dealings with the Commission, applicants and citizens alike, and wished him well in his new endeavor.

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FS-P00-81 - AT&T, 11250 Waples Mill Road

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY AT&T WIRELESS, AS AMENDED BY THE STAFF REPORT ADDENDUM DATED DECEMBER 6, 2000, FOR THE OFFICE BUILDING LOCATED AT 11250 WAPLES MILL ROAD, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Byers opposed; Commissioners Hall and Wilson absent from the meeting.

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ARCHITECTURAL ELEVATIONS AND LANDSCAPE PLAN FOR FDPA-87-S-039-7 - FAIRFAX CORNER

Commissioner Koch MOVED THAT THE ARCHITECTURAL ELEVATIONS AND LANDSCAPING PLAN FOR FAIRFAX CORNER BE APPROVED.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson absent from the meeting.

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FS-B00-111 - NEXTEL, 5637 Guinea Road

Commissioner Harsel MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF THE DEPARTMENT OF PLANNING AND ZONING THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS AT 5637 GUINEA ROAD IS A "FEATURE SHOWN", PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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2232-D00-12 - BELL ATLANTIC MOBILE, INC.

(Decision Only - Public Hearing was held on May 17, 2000)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-D00-12 TO A DATE CERTAIN OF FEBRUARY 21, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson absent from the meeting.

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2232-D00-30 - COX COMMUNICATIONS, INC.

(Decision Only - Public Hearing was held on December 7, 2000)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT APPLICATION 2232-D00-30, COX COMMUNICATIONS, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order for the agenda items:

1. RZ 1999-HM-022 - COPPERMINE ASSOCIATES, LLC
FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC
2. ZONING ORDINANCE AMENDMENT (Telecommunications)

This order was accepted without objection.

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RZ-1999-HM-022 – COPPERMINE ASSOCIATES, LLC - Appl. to rezone from R-1 to PDC to permit office development w/a maximum FAR of 0.75 & approval of the conceptual development plan on property located on the N. side of Coppermine Rd., approx. 600 ft. E.

of its intersection w/ Horse Pen Rd. on approx. 22.12 ac. Comp. Plan Rec: Mixed Use, 0.50-1.0 FAR. Tax Map 15-4((1))10 pt. (Concurrent w/FDP-1999-HM-022.) HUNTER MILL DISTRICT.

FDP-1999-HM-022 - COPPERMINE ASSOCIATES, LLC - Appl. to approve the final development plan for RZ-1999-HM-022 to permit office development on property located on the N. side of Coppermine Rd., approx. 600 ft. E. of its intersection w/Horse Pen Rd. on approx. 22.12 ac. zoned PDC. Tax Map 15-4((1))10 pt. (Concurrent w/RZ-1999-HM-022.) HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, PC, reaffirmed the affidavit dated November 22, 2000. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the applications.

Mr. Russ responded to questions from Commissioner Palatiello about proposed trail connections and interparcel access.

Ms. Baker stated that the subject property, located in Land Unit A of the Dulles Suburban Center, was surrounded by properties planned or utilized for commercial office use, hotel use or multi-family use. She said the proposed development provided for four office buildings located around and oriented toward a central green area that would be used by employees for passive and active recreational purposes. She explained that two of the buildings would have views of the Merribrook Run stream valley, including plazas and an amphitheatre, with connections to the stream valley through a trail system with exercise stations. She noted that the land in the EQC area would be dedicated to the Board of Supervisors for park purposes. She said the proposal had the support of the Hunter Mill Interim Land Use Committee and requested favorable consideration.

In response to a question from Commissioner Alcorn, Ms. Baker said Proffer Number 16 required that a tree preservation plan be prepared at the time of final site plan. Commissioners Downer, Palatiello and Alcorn discussed Proffer Number 19 concerning a \$50,000 contribution for improvements to Stratton Woods Park. Commissioner Palatiello noted his intent to delete this proffer.

Ms. Baker responded to questions from Commissioner Smyth about encouraging the reduction of single occupancy vehicle traffic.

In response to a question from Commissioner Kelso, Commissioner Palatiello explained he intended to delete Proffer Number 19 due to outstanding concerns with Park Authority policy on certain park usage.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary.

In response to a question from Commissioner Byers, Mr. Russ acknowledged that there was no provision for a left-turn lane from Coppermine Road to access the proposed development. He added that one had not been requested by the Department of Transportation and pointed out that Coppermine Road was a four lane road. Ms. Baker said that this issue had not been raised by either the Fairfax County Department of Transportation or the Virginia Department of Transportation. After a brief discussion, Commissioner Palatiello said he would recommend that the Department of Public Works and Environmental Services review the feasibility of constructing a left-turn lane at the time of site plan review, and said that he would be deferring a decision on this matter in light of this issue.

There were no further comments or questions from the Commission. Staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Palatiello for a deferral motion. (A verbatim excerpt is in the date file.)

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Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON RZ/FDP-1999-HM-022 TO A DATE CERTAIN OF JANUARY 10, 2001, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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Chairman Murphy relinquished the Chair to Vice Chairman Byers.

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ZONING ORDINANCE AMENDMENT (TELECOMMUNICATIONS) –

To amend Chap. 112 of Code of the County of Fairfax as follows: To allow the same size equipment structures for antennas mounted on utility distribution & transmission poles or transmission towers located in an utility easement or right-of-way which is 100 ft. or more in width. PUBLIC HEARING.

Mr. Daryl Varney, Zoning Administration Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the proposed Amendment.

In response to a question from Commissioner Smyth, Mr. Varney said that easements typically ran in long stretches across the County in several different directions.

Vice Chairman Byers called for speakers from the audience and recited rules for testimony before the Commission.

James Michal, Esquire, with Jackson and Campbell, P.C., said he represented several telecommunications carriers and expressed support for the proposed Amendment.

There were no further speakers and no further comments or questions from the Commission. Staff had no closing remarks, therefore, Vice Chairman Byers closed the public hearing and recognized Commissioner Alcorn for action on this application.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED ZONING ORDINANCE AMENDMENT ON LIMITATIONS ON MOBILE AND LAND BASED TELECOMMUNICATIONS FACILITIES, AS STATED IN THE STAFF REPORT DATED NOVEMBER 20, 2000.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Harsel, Koch and Murphy not present for the vote; Commissioners Hall and Wilson absent from the meeting.

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The meeting was adjourned at 10:03 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

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For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: September 12, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission